



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Decision for a Conditional Use / Commercial Site Development Permit

Sammamish Muslim Association - Prayer House - PLN2011-00003

Project Description: The applicant is proposing to convert an existing single family home into a prayer house. Site improvements include the construction of 44 parking stalls (including 2 ADA accessible stalls) within an area of approximately 20,400 square feet, a stormwater detention and water quality treatment pond, sidewalk along the frontage with SE 20th Street, landscaping to provide screening of facilities from the right-of-way and adjacent properties, and pedestrian path from the proposed parking lot to the prayer house. The existing house is approximately 2,900 square feet.

The applicant (Mazen Haidar (Pacific Land Engineering)) applied for the above project on **March 11, 2011**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on March 17, 2011. On March 31, 2011, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **March 31, 2011** through **April 21, 2011**. The City of Sammamish issued a decision on September 06, 2012. This Notice of Decision was issued on **September 06, 2012** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

Applicant: Mazen Haidar (Pacific Land Engineering)
Public Comment Period: March 31, 2011 through April 21, 2011
Project Location: 22011 SE 20th St, Sammamish, WA. 98075
Tax Parcel Number: 0424069061

Existing Environmental Documents: Traffic Impact Analysis by Transpogroup, received 3/4/11, 11/9/11, and 6/28/12; SEPA Checklist, received 3/4/11; Critical Areas affidavit, received 3/4/11; Geotechnical report by Nelson Geotechnical Associates, received 3/4/11; Development Site Plans by Pacific Land Engineering, received 3/4/11, revised 5/4/12; TIR by Pacific Land Engineering, received 3/4/11, revised 5/4/12

Other Permits Included: SEPA Determination, Commercial Site Development Permit, future construction permits

SEPA Review: The City of Sammamish issued a SEPA Determination for this project on September 06, 2012

Public Hearing: A Public Hearing is not required for this project.

Appeal Period: **September 06, 2012** through **September 27, 2012**

Staff Member Assigned:

Evan Maxim, Senior Planner
(425) 295-0523
emaxim@ci.sammamish.wa.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.